

The Melito & Koch Team
Realty ONE Group Supreme
Max Melito Direct Line: 814-250-3829
Office: 610-398-9802
max@melitoandkoch.com



****Assignment of Contract Deal***

716 W Cedar St. Allentown, PA 18102

Asking Price: \$140,000



Images and all deal info courtesy of Max Melito

The Melito & Koch Team
Realty ONE Group Supreme
Max Melito Direct Line: 814-250-3829
Office: 610-398-9802
max@melitoandkoch.com



**Assignment of Contract Deal*



Photos Link

**GIS Map and Floor Plans Included*

Exterior

<https://photos.app.goo.gl/2PY7PAxMQJ6hosyw8>

Interior

<https://photos.app.goo.gl/s3TbTg4bWa6WhbTx7>

Floor Plans

<https://photos.app.goo.gl/K4GugrkLVUZsa3Mz6>



Buy & Hold Overview

Current

- Not currently rented

Projected

- Gross Rents: \$22,200 - \$24,060
- Annual NOI: \$13,428 - \$14,916
- Cap Rate: 8.14% - 9.04%
- Cash on Cash Return: 7.6 - 11.5%
- ARV (After Repair Value): \$210,000
- Repair Estimate: \$25,000 (rental grade)

****Assignment of Contract Deal***



Highlights

- Fenced in back yard
 - Garage
 - 4 bedrooms
-



Repair Estimate

Total Estimated Repair Range: 22k-27k

<https://docs.google.com/spreadsheets/d/1WMoPvzbR24s1rZ238HIG6N3Fs8fBSin3/edit?usp=drivesdk&oid=110124705912622503446&rtpof=true&sd=true>



Estimated Rental Analysis

<https://docs.google.com/spreadsheets/d/11VpbMSZrkb1zLMfqz5pUI06tDovg00qIKu7c5SY3hqs/edit?usp=sharing>

The Melito & Koch Team
Realty ONE Group Supreme
Max Melito Direct Line: 814-250-3829
Office: 610-398-9802
max@melitoandkoch.com



The Morrow-Wargo Group



*Assignment of Contract Deal



Property Details

- Beds: 4
- Baths: 1.5
- Square Footage: 1265 SF
- Lot Size: .04 acre
- Year Built: 1888
- Zoning: R-MH
- Stories: 3
- Heat: baseboard electric
- Electric: new panel box needed and potential rewiring throughout
- Water: public
- Sewer: public
- Roof: shingle, some wear and tear noticed, no active leaks we are aware of
- Foundation: no noticeable issues
- Windows: a few need replaced on the upper floors
- Garage: detached, 1 car
- Features: fireplace, fenced in yard, third floor flex space
- Mold Noted: no
- Water Damage: no
- Water in Basement: no
- Taxes: \$3134 as of 2024

****Assignment of Contract Deal***



Comparable Sales/CMA

**we recommend any potential investor do their own due diligence and use these as a point of reference only*

ARV (After Repair Value) Comps With Photos:

<https://drive.google.com/file/d/1AsHlnrf0vw9jpygaxoovQsjDmGPLtXjk/view?usp=sharing>

ARV CMA:

<https://drive.google.com/file/d/1tJkGxEOLK7Ard7FvHImLKb4tOLhTfw2E/view?usp=sharing>

ARV (After Repair Value) Estimate

Average PPSF: **\$164**

Subject Property Sqft: **1265**

ARV Estimate: **\$207,460**

\$ Estimated Market Rents

Rent-o-Meter:

<https://drive.google.com/file/d/11i98aECjIFl4EsSW5UnnWbreeUt7wVBJ/view?usp=sharing>

Average Rents:

- 4 bed, 1.5 bath: **\$1850**

Section 8 Rents:

- 4 bed: **\$2005**

https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2025_code/2025summary.odn

****Assignment of Contract Deal***



Town Overview

Allentown, PA is the third-largest city in Pennsylvania, known for its historic downtown, cultural diversity, and revitalized waterfront along the Lehigh River. Once an industrial hub, it now blends manufacturing, healthcare, and education with a growing arts and entertainment scene. The city offers a mix of urban amenities and easy access to the Lehigh Valley's outdoor recreation.

- **Economic/Jobs:** Allentown's economy is driven by healthcare, education, manufacturing, logistics, and a growing service sector, supported by major employers like Lehigh Valley Health Network, Air Products, and PPL Corporation.
- **Education:** Allentown is served by the Allentown School District and several private schools, and is home to higher education institutions including Cedar Crest College, Muhlenberg College, and nearby Lehigh Carbon Community College campuses.
- **Lifestyle & Amenities:** Allentown offers a vibrant lifestyle with cultural attractions like the Allentown Art Museum and PPL Center arena, diverse dining and shopping, family-friendly parks such as Cedar Beach and Trexler Park, and easy access to Lehigh Valley's festivals, trails, and outdoor recreation.
- **Transport Links:** Allentown is well-connected by major highways like I-78, Route 22, and the Northeast Extension of the PA Turnpike, offers public transit through LANTA buses, and is served by Lehigh Valley International Airport for regional and national travel.

For more details on Allentown's attractions and local resources, visit:

- <https://www.allentownpa.gov/en-us/>
-

The Melito & Koch Team
Realty ONE Group Supreme
Max Melito Direct Line: 814-250-3829
Office: 610-398-9802
max@melitoandkoch.com



The Morrow-Wargo Group



**Assignment of Contract Deal*

Contact Us to Schedule a Walkthrough

The Melito & Koch Team

- Max Melito Direct Line: 814-250-3829
 - Max Melito Email: max@melitoandkoch.com
 - Website: melitoandkoch.com
 - Facebook: [The Melito & Koch Team](#)
-

The Melito & Koch Team
Realty ONE Group Supreme
Max Melito Direct Line: 814-250-3829
Office: 610-398-9802
max@melitoandkoch.com



***Assignment of Contract Deal**



Disclosures

- **ORAL CONSUMER NOTICE:**
 - The Real Estate Law requires that I provide you with a written notice that describes the various business relationship choices that you may have with a real estate licensee. Since we are discussing real estate without you having the benefit of the consumer notice, I have the duty to advise you that any information you give me at this time is not considered to be confidential, and any information you give me will not be considered confidential unless and until you and I enter into a business relationship. At our first meeting I will provide you with a written consumer notice which explains those business relationships and my corresponding duties to you.
- **HOLD HARMLESS ACKNOWLEDGEMENT:**
 - The information contained in this email, including attachments, is confidential and may be legally privileged. It is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient, please notify the sender immediately and delete this email. Real estate investment carries inherent risk, and this email does not constitute legal or financial advice. While I strive to provide accurate and up-to-date information, I make no warranties regarding the correctness of the data or the viability of the investment strategies discussed. By using the information provided, you agree to hold harmless The Morrow Wargo Group, Realty ONE Group Supreme, or any other entity related to our relationship- for any reliance on the content of this correspondence. Investment decisions should be made based on your own due diligence and consultation with financial and legal advisors. As a real estate agent, I provide services to assist in purchasing properties and analyzing data; however, the ultimate responsibility for investment decisions lies with the investor.
- **DUE DILIGENCE:**
 - This deal must be analyzed individually. Investment returns are not guaranteed. All investors should conduct their due diligence. The Melito & Koch Team, Realty ONE Group Supreme, and associated parties are not liable for any inaccuracies or reliance on this information.